099.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	769,400 / 769,400
					USE VALUE:	769,400 / 769,400
					ASSESSED:	769,400 / 769,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EGAN LAURA H
Owner 2:	
Owner 3:	
Street 1:	42 MELVIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SWEET PETER A /TRUSTEE -
Owner 2:	JEANNE M SWEET TRUST -
Street 1:	42 MELVIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,193 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2112 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10193.000	261,300		508,100	769,400
Total Card	0.234	261,300		508,100	769,400
Total Parcel	0.234	261,300		508,100	769,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.30 | /Parcel: 364.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 64717
GIS Ref:
GIS Ref:
Insp Date: 02/26/09

!8048!

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,300	0	10,193.	508,100	769,400	769,400	Year End Roll	12/18/2019
2019	101	FV	231,700	0	10,193.	508,100	739,800	739,800	Year End Roll	1/3/2019
2018	101	FV	231,700	0	10,193.	435,500	667,200	667,200	Year End Roll	12/20/2017
2017	101	FV	231,700	0	10,193.	406,400	638,100	638,100	Year End Roll	1/3/2017
2016	101	FV	231,700	0	10,193.	348,400	580,100	580,100	Year End	1/4/2016
2015	101	FV	192,900	0	10,193.	312,100	505,000	505,000	Year End Roll	12/11/2014
2014	101	FV	192,900	0	10,193.	288,900	481,800	481,800	Year End Roll	12/16/2013
2013	101	FV	192,900	0	10,193.	275,400	468,300	468,300		12/13/2012

PRINT

Date	Time
12/10/20	22:38:17

LAST REV

Date	Time
06/07/17	15:12:50

mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8048

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEET PETER A /	60799-38		12/21/2012		532,000	No	No		
SWEET JOHN A	53025-53		6/19/2009	Family	1	No	No		Peter Sweet named Trustee see 60799-37
	8421-201		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2016	2002	New Wind	7,000	C				
9/22/2014	1236	Redo Bas	47,000		9/22/2014			Basement renovatio
8/28/2014	1077	Heat App	7,000		8/28/2014			Install ductwork f
12/7/2012	1616	Manual	3,000	C				
6/7/2001	375	Siding	5,000	C				VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2015	Permit Insp	PC	PHIL C
4/11/2013	Info Fm Prmt	MM	Mary M
2/26/2009	Meas/Inspect	163	PATRIOT
12/4/2001	External Ins	PM	Peter M
11/9/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
4/7/1999	Inspected	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	64717
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10193		Sq. Ft.	Site		0	70.	0.71	4									508,055						508,100	

Total AC/HA: 0.23400 | Total SF/SM: 10193 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 508,055 | Spl Credit | Total: 508,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355019
Depreciation:	93725
Depreciated Total:	261294

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

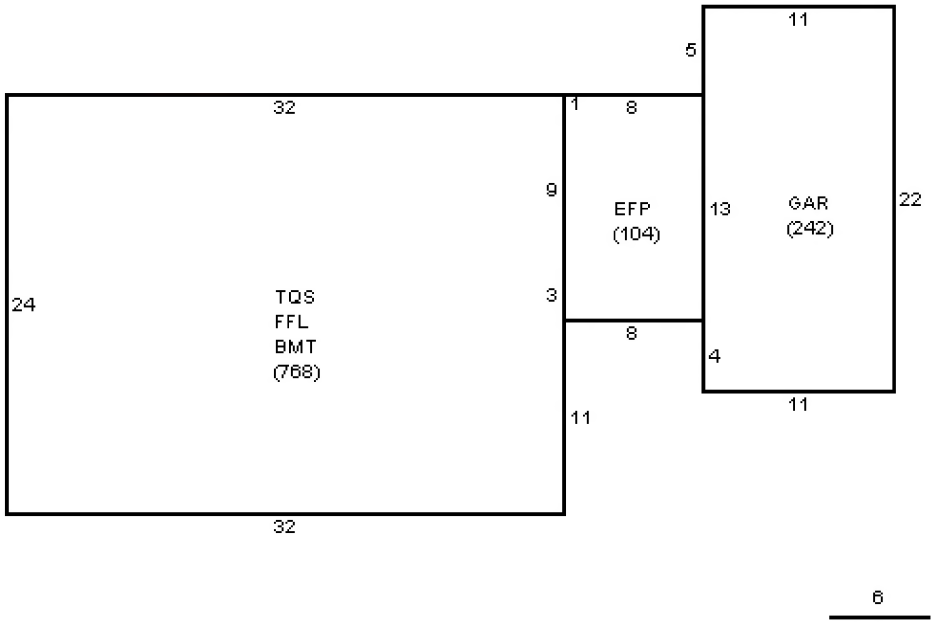
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	106.31
Final Total:	261300	Val/Su SzAd	194.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	93.550	71,843
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640
GAR	Garage	242	25.330	6,129
EFP	Enclos Porch	104	53.400	5,553
	Net Sketched Area:	2,458	Total:	274,018
Size Ad	1344	Gross Are	2650	FinArea 2112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

099.0-0006-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: